







Code :	SAV2365
Location :	Omis
Building size :	220 m2
Lot size :	537 m2
Distance from sea :	50 m
Number of rooms :	3
Year of built :	2024
Heating :	-
Energy efficiency :	processing

Price :	1.150.000 €

Makler-Courtage von 3% zzgl. den gesetzlichen Mwst ist bei Vertragsabschluss fällig.

High quality villa with pool and garage - 50 m from the sea

We would like to introduce you to a cozy villa with a breathtaking panoramic view in the Omis region and offer it for sale.
This villa offers you modern design, luxurious elegance and a breathtaking view of the coast and the offshore islands.
Privacy and comfort are the key elements of this property.
With its modern architectural style and the finest materials, this new building sets new standards for luxury.
The villa was built in 2024 on a 537 m2 plot. The living area of

the villa is approx. 220 m2.
It consists of a ground floor and upper floor. The ground floor has 84 m2 of interior space and consists of the following rooms: hallway, guest toilet, open space kitchen with dining area and spacious, light-flooded living room. From the living room you enter the terrace, in the extension of which there is a pool with outdoor shower and sun terrace. A covered seating area invites you to get together with family and friends. This corner is very intimate and offers shade almost all day in the hot summer months. Internal stairs lead to the upper floor, which has an interior area of

82 m2. There are three bedrooms on the floor, each with its own bathroom. This floor also has an inviting open terrace that offers an unobstructed and unforgettable view. Next to the villa there is an annex consisting of a garage for 2 cars and a technical room. In front of the villa there is parking for 2 more cars.
Future owners of this villa can enjoy an exceptional standard of living, with an incredible view that will enchant you again and again.

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